



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

131 Sherwood Bay NW
Calgary, Alberta

MLS # A2264962



\$818,800

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Modern Family Living in a Quiet Cul-de-Sac | Over 2,800 SqFt Developed Space | Located in Sherwood, nestled on a spacious 7,200 sq. ft. pie-shaped lot in a quiet cul-de-sac, this meticulously maintained and Upgraded home shows 10/10 like a showhome and offers 3+1 bedrooms, a bonus room, 3.5 baths, and a fully finished basement — providing over 2,800 sq. ft. of developed living space above grade. Pride of ownership is evident throughout this beautiful modern home. A grand 2-storey foyer with large ceramic tile flooring welcomes you, leading to 9-ft ceilings and rich hardwood flooring throughout the main level. At the heart of the home, the gourmet Kitchen features a central island, quartz countertops, stainless steel appliances including a gas stove and chimney hood fan, and a pantry. The east-facing Living room is bright and inviting, anchored by a gas fireplace with a beautiful stone accent wall, while oversized windows with custom sheer shades fill the space with natural light without compromising privacy. The Dining room opens to a full-width deck with gas hookup, with stairs descending to the expansive East-facing backyard. This level also includes a well-sized Den with French sliding doors, a mudroom with built-in cabinets and bench, and a powder room. 9 foot ceiling and 8 foot doors on the Main floor to give you the open and airy feel. Ascending the curved staircase, you'll find a bright and spacious Bonus room — perfect for family movie nights, hobbies, or casual gatherings. The East-facing Primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with double vanity, soaker tub, and tiled standing shower. Two additional well-sized Bedrooms, a full bath, and a convenient upper-level laundry room complete this level. The fully finished basement features a spacious Recreation room, an open Den, and a Bedroom. An

office with double barn doors and a window offers potential as a fourth bedroom, and the level also includes a full bath for convenience. Step outside to the fully fenced and landscaped massive East-facing pie-shaped lot, with a staircase leading back up to the deck, perfect for entertaining or relaxing. Located close to schools, shopping including Beacon Hill Shopping Centre with Costco and H-Mart, with easy access to T&T, as well as major roads including Shaganappi Trail and Stoney Trail, this home is also in the highly regarded Sir Winston Churchill High School zone — making it an ideal family choice. With its spacious above-grade living, versatile bonus room, fully finished basement, and expansive pie-shaped lot, this home offers the perfect balance of elegance, comfort, and functional space for family life, entertaining, and creating lasting memories.